



Code Office  
JAN 04 2021  
Received

**TOWN OF HARPSWELL  
SHORELAND USE APPLICATION**

(CEO APPROVAL STICKER)	COMMENTS OR CONDITIONS OF APPROVAL:
(FLOOD PLAIN APPROVAL STICKER)	NAME & ADDRESS OF CONTRACTOR/BUILDER
	PHONE #

SHORELAND USE PERMITS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE AND  
**DO NOT** INCLUDE ANY OTHER STATE OR FEDERAL PERMITS.

For Office Use Only: Application Received \_\_\_\_\_ Permit Fee \_\_\_\_\_ Payment Received \_\_\_\_\_  
Approved By \_\_\_\_\_

PLOT PLANS, DRAWINGS AND ALL OTHER PERTINENT INFORMATION MUST ALSO BE INCLUDED WITH THIS APPLICATION FORM.  
INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED

Property Owner(s) <u>Christopher Webster / GB Holdings LLC</u>	Phone <u>MA</u>
Mailing Address <u>524 Sligo Rd - N. Yarmouth ME 04096</u>	Map <u>45</u> Lot <u>73</u> Zone <u>CF1</u>
Applicant Name and Address ** <u>Ben Wallace Sr</u> <u>50 Halbrook St. Harpswell, ME 04079</u>	Phone <u>207-729-0772</u>

\*\*Note: If the applicant is not the owner of the property, a letter of authorization from the owner(s) must accompany this application

Location or Physical Address of Site: <u>20 Hackmatack Rd</u>	Estimated Cost <u>\$18,000-</u>
--	------------------------------------

**ACTIVITIES THAT WILL OCCUR TO THE PROPERTY IF THIS PERMIT IS APPROVED**

- ☐ VEGETATION REMOVAL ☐ EARTH MOVING AND/OR FILLING  
☒ CONSTRUCT A PIER, DOCK, WHARF OR BRIDGE ☐ INSTALL SEAWALL, RIPRAP OR ANY ACTIVITY CONDUCTED BELOW THE HIGH WATER MARK ☐ OTHER \_\_\_\_\_

Project Description: Proposed construction of 4'x6' stairs, 6'x9' Fixed dock, 3'x40' seasonal ramp, 12'x20' seasonal float with moorings

I UNDERSTAND THAT I MAY NOT START ANY PART OF MY PROJECT WITHOUT FIRST RECEIVING MY PERMIT.  
I HEREBY ATTEST THAT THE ABOVE INFORMATION AND ALL SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS APPLICATION IS CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS JURISDICTION.

Applicant Signature B. Wallace Date 12/30/2020

**ADDITIONAL PERMITS, APPROVALS AND INSPECTIONS REQUIRED**

ARMY CORPS OF ENGINEERS \_\_\_\_\_ DEP. \_\_\_\_\_ HARBORMASTER \_\_\_\_\_ PLANNING BOARD \_\_\_\_\_  
BOARD OF APPEALS \_\_\_\_\_ SELECTMEN \_\_\_\_\_ OTHER \_\_\_\_\_

**ALL OTHER PERMITS ARE REQUIRED TO BE ON FILE WITH THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF WORK.**

DEP  
Army Corp

RE: Chris Webster/GB Holdings, LLC Jobsite  
Harpwell Map #45 Lot #73 South

### **Activity Description**

Proposed construction of a residential dock system. This project will have four components.

1. A 4'x6' set of stairs.
2. A 9'x6' piling supported dock.
3. A 3'X40' seasonal aluminum ramp.
4. A 12'X20' seasonal float with moorings

### **Alternate Analysis**

The contractor has chosen the best possible location, given the conditions. He took into consideration the condition of the embankment and the convenience for the homeowners. This is the best choice for minimal impact to the environment.

### **Construction Details**

As stated in Appendix D, the materials will be brought by barge to the jobsite. Work on this project will be between tides, from half tide, through low tide, and halfway back to high tide. The contractor begins construction of the dock at the upland side, pilings and bracing first, then the decking, then the railing posts. Each of the pilings will set on a one inch by 16 inch steel ledge pin and each head timber will attach to a ledge anchor with 3/8" chain as shown in Diagram 1.

The seasonal ramp and float are built off site and brought to the jobsite by barge. The seasonal ramp will be placed on the dock for winter storage and the seasonal float will be trailered for winter storage.

The stairs will be no steeper than 7" of rise in 9". Stair sides will be 2"X10" with 2"X4" stiffeners. Rail and support posts will be 4"X4".

For this project all wood will be Pressure Treated Southern Yellow Pine. All bolts, nails, chains, and anchors will be galvanized steel.

### **Erosion Control**

There will be very minimal soil disturbance to the intertidal area during construction of the dock. The contractor does not break through the soil, by digging a hole; he drives the piling to the point of resistance compressing the soil. The same principle is applied when building the stairs and walkways. The steps are built along the slope of the land, not into the soil. **Therefore, there will be no trees > 3" cut for this proposed construction.**

All materials and tools come by barge and stay on the barge. There is foot traffic only on the beach and the intertidal area. No activity or materials are brought across the upland. The contractor recognizes that any fixed structure has an impact on the environment. Because of this he always proposes the minimum structure necessary to get the landowners over the substrate and limit the area of impact.

### **Site Condition**

Ben Wallace has more than 30 years' experience with dock building and deciphering the wetlands. He always fills out the Appendix B. He additionally states there is no Eel grass or Marsh grass that will be disturbed.

INC.  
ROCK, MAINE  
3-05-07-96  
This map is a reproduction of a map previously recorded in the public records of the State of Maine. It is not a survey and is not intended to be used as such.

LEGEND: PARCEL NUMBER

388

PARCEL AREA 20,000 SF or 7,000 AC

SURVEY OR DEED DIMENSION

161.2'

SUBDIVISION LOT NO.

9

BUILDING

161.2'

SHORELINE (HIGH TIDE)

9

MATCH LINE

161.2'

ADJACENT MAP

9

M14



Christopher Webster  
GB Holdings LLC  
Jobsite  
HARPSWELL Map # 45 Lot # 73

Numerous docks in area

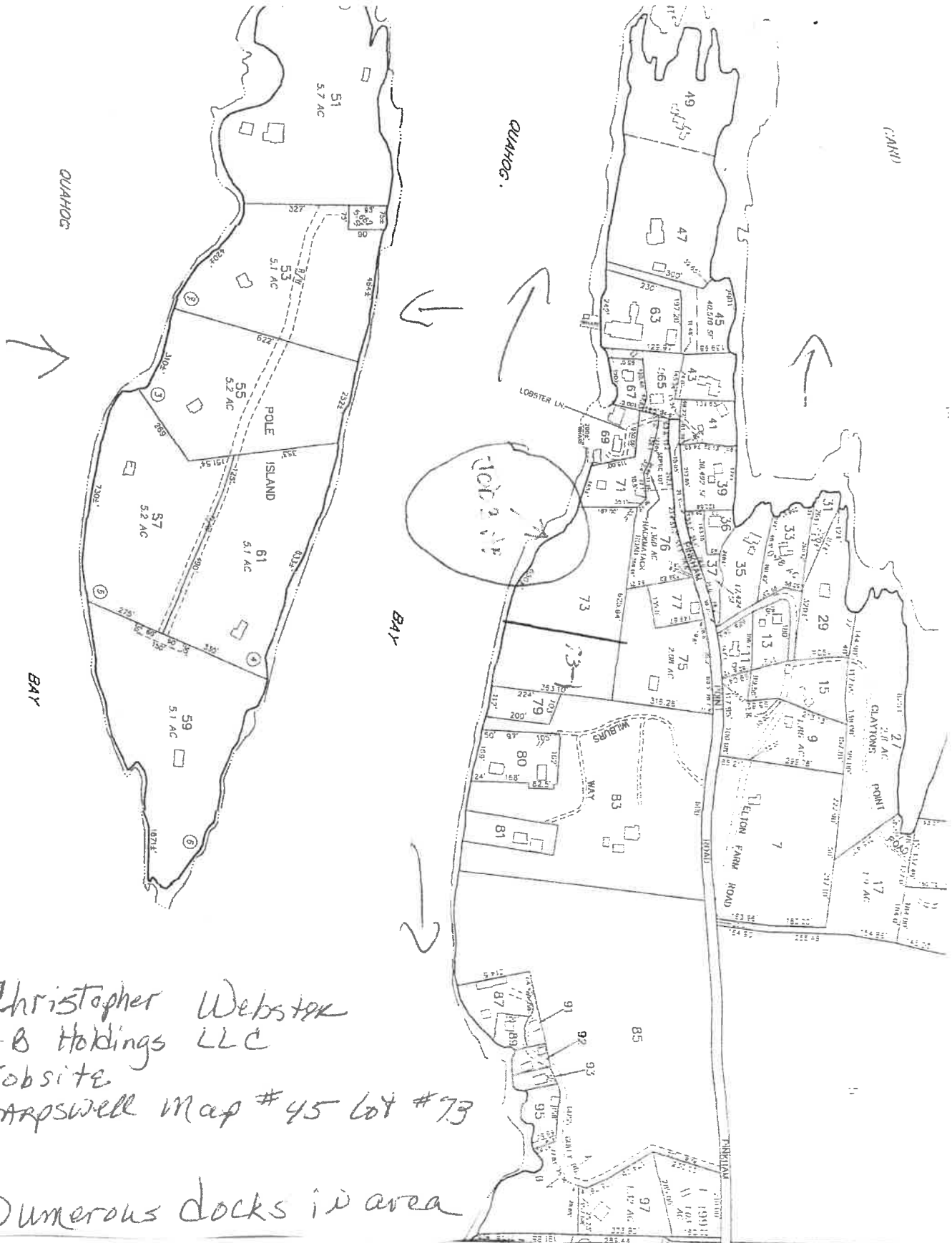
Proposed construction of 4'X6' stairs,  
6'X9' fixed dock, 3'X40' ramp, 12'X20' float.

Datum: MLW 0.0 MHW 9.0  
ELW - 1.8 HTL 11.6

Benjamin Wallace  
50 Holbrook St.  
Harpwell, ME 04079  
PH 207-729-0772

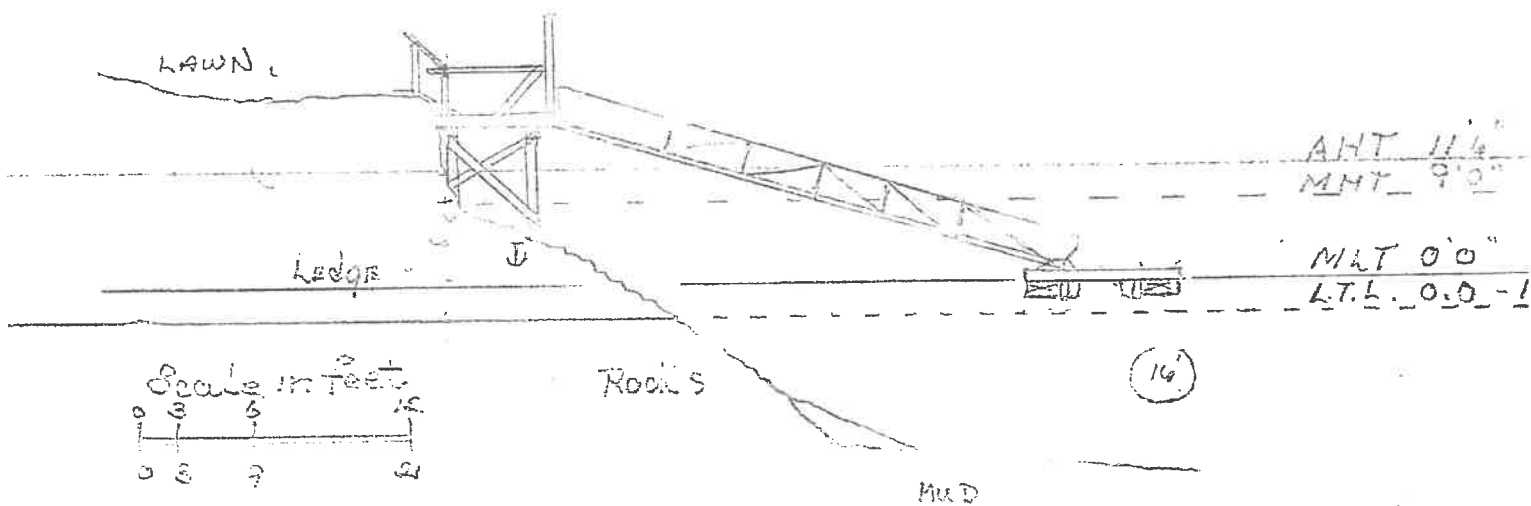
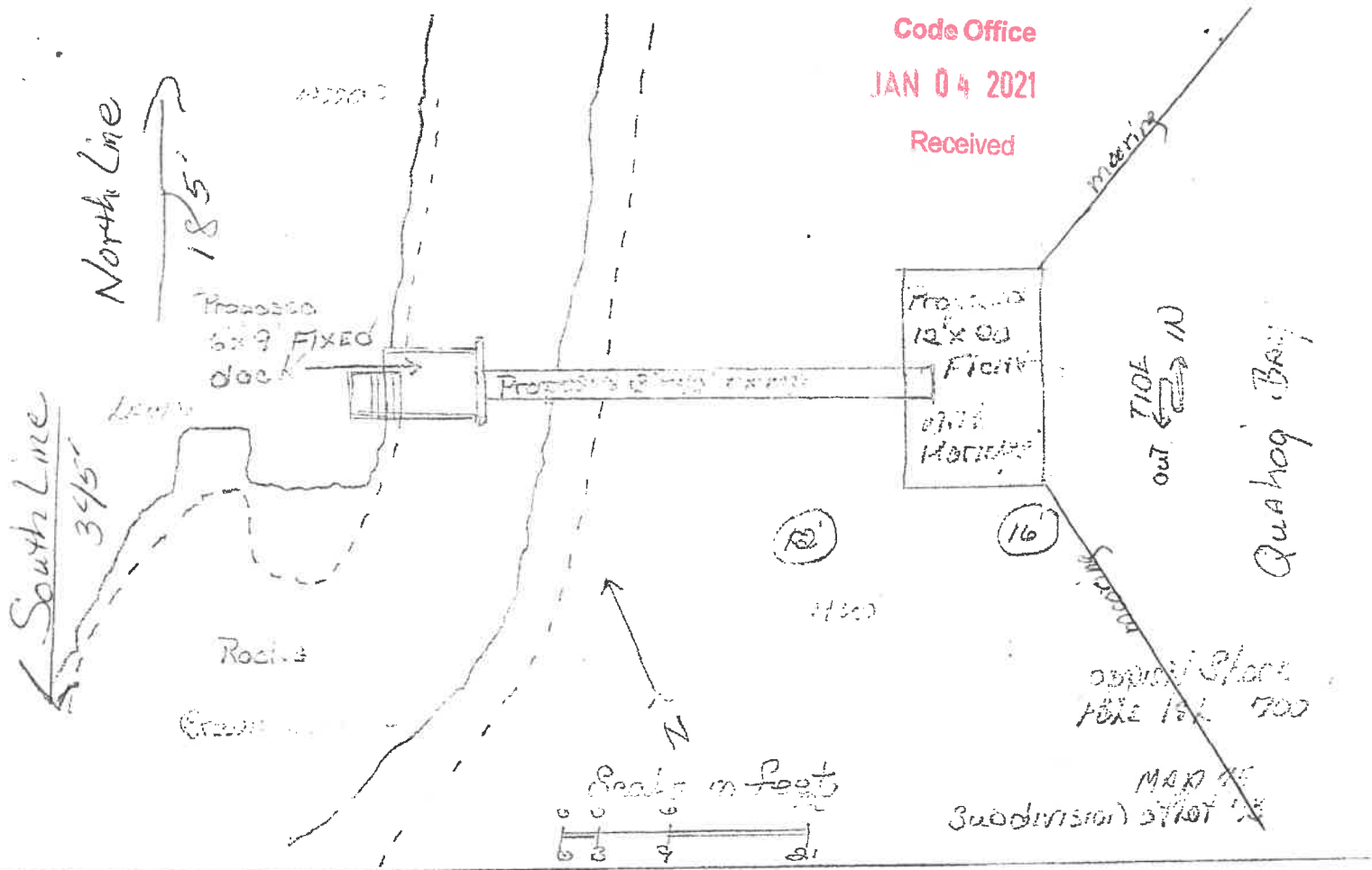
Application for:  
Christopher Webster  
GB Holdings LLC  
524 Sligo Road  
N. Yarmouth, ME 04096

Proposed dock with seasonal ramp and  
seasonal float with moorings.  
Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners  
Waterbody: Quahog Bay  
County: Cumberland  
Project site: 7 Hackmatack Road  
Date: December 2020  
Attachment 5 of 1



JAN 04 2021

Received



HARPSWELL MRP 45

Proposed construction of 4'X6' stairs,  
6'X9' fixed dock, 3'X40' ramp, 12'X20' float.

Datum: MLW 0.0 MHW 9.0  
ELW -1.8 HTL 11.6  
Benjamin Wallace  
50 Holbrook St.  
Harpowell, ME 04079  
PH 207-729-0772

Diagram

Application for:  
Christopher Webster  
GB Holdings LLC  
524 Sligo Road  
N. Yarmouth, ME 04096

Proposed dock with seasonal ramp and  
seasonal float with moorings.  
Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners  
Waterbody: Quahog Bay  
County: Cumberland  
Project site: 7 Hackmatack Road  
Date: December 2020  
Attachment 6 of 7



Proposed construction of 4'X6' stairs,  
6'X9' fixed dock, 3'X40' ramp, 12'X20' float.

Datum: MLW 0.0 MHW 9.0  
ELW - 1.8 HTL 11.6

Benjamin Wallace  
50 Holbrook St.  
Harpwell, ME 04079  
PH 207-729-0772

*photos*

Application for:  
Christopher Webster  
GB Holdings LLC  
524 Sligo Road  
N. Yarmouth, ME 04096

Proposed dock with seasonal ramp and  
seasonal float with moorings.  
Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners  
Waterbody: Quahog Bay  
County: Cumberland  
Project site: 7 Hackmatack Road  
Date: December 2020  
Attachment 2 of 2



*High  
Tide*



*Low  
Tide*